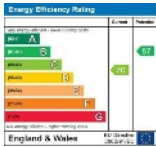


**64 PLAS EDWARDS
TYWYN
LL36 0AS**

PRICE £227,500 FREEHOLD



**2 Bedroom detached bungalow
Situated on this estate of individually designed and built properties
Small enclosed rear garden, parking.
Gas centrally heated with upvc double glazing.**

This detached bungalow is situated on this estate of individually designed and built properties, just off the promenade and within a short walk to all amenities. Comprising entrance porch leading to a good sized lounge with sun room, shower room, kitchen, dining room and 2 double bedrooms. With open plan paved low maintenance front garden, off road parking for several vehicles and gated access to the rear compact fully enclosed rear garden. The bungalow has upvc double glazed windows and doors and gas central heating. The property is currently registered as a second home (C5).

Tywyn is a delightful coastal town on the shores of Cardigan Bay. The area is surrounded by the famous Snowdonia National Park which is renowned for its natural beauty, with Talyllyn Lake, Dovey Estuary and Cader Idris nearby. For golfing enthusiasts there is a championship course at nearby Aberdovey. Sailing and all water sports are very popular at both Aberdovey and Tywyn plus sea and river fishing within easy distance.

The property comprises half glazed door to;

PORCH with ceramic tiled floor.

HALLWAY

access to loft, walk-in cupboard housing hot water cylinder, power shower pump and slatted shelving.

LOUNGE 5.20 x 3.61
Patio doors to rear.

SUN ROOM 3.42 x 2.15
With windows on 3 sides, glazed door to garden.

KITCHEN 3.77 x 2.16
Window to front, base and wall units, laminate work top, stainless steel sink and drainer, tiled walls, electric built in oven with gas hob over, plumbed for washing machine, integrated fridge/freezer.

DINING ROOM 4.86 x 2.44
Window to front, Glow worm boiler located here.

BEDROOM 1 3.03 x 2.73
Window to front.

BEDROOM 2 3.61 x 3.27
Window to rear, radiator.

SHOWER ROOM 2.29 x 1.67
Frosted window to side, fully tiled walls and floor, w.c, wash basin, large corner cubicle with power shower, extractor fan.

OUTSIDE FRONT
Fully paved drive with parking for 2-3 cars.

REAR
Fully fenced patio garden, gate to front, mature planting, shed.

TENURE The property is freehold.

ASSESSMENTS Band D

SERVICES Mains water, gas, electricity and main drainage are connected.

WHAT3WORDS:wished.relieved.scripted

VIEWING

By appointment with Welsh Property Services, Cambrian House, High Street, Tywyn, Gwynedd LL36 9AE. Telephone (01654) 710500 info@welshpropertyservices.com

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All measurements have been taken using a laser tape measure and therefore may be subject to a small margin of error.

